

Demolition Application Notice Report Historic Preservation Commission 2013

Overview:

Section 29-21.4 of the City's Code of Ordinances authorizes the Historic Preservation Commission (HPC) to review demolition permit applications. Chapter 6 of the City's Code of Ordinances, Section 6-17 Amendments: 3303.7, describes "Historic Preservation Commission review of demolition permits." This section was revised on January 7, 2013 by the City Council to extend the ten-day review period to a "not to exceed" period of thirty calendar days. Additionally, following the 30 day review period, demolition permits are issued for a period of six months and then expire if not used. The intent of these two provisions was to allow the HPC to review demolitions at their scheduled monthly meetings, and to ensure some proximity of time between the expectation of a demolition and when a demolition occurs to provide more timely notice to nearby property owners.

Currently, the demolition permit fee is \$50.00 dollars for residential buildings and \$100.00 for commercial buildings. The penalty for demolition of a structure without a permit is a fine of \$1.00 per gross above ground square footage in addition to non-compliance penalties described in §113.4(1). If the structure is a "historic resource" as described in §3303.7, the fine is \$2.00 per gross above ground square footage (in addition to assessing non-compliance penalties).

Demolition Application Summary:

There were 60 demolitions in 2013. This is 40% higher than the number of applications received in 2012 (43), and nearly twice as many as were received in 2011 (34). In the previous ten years, the average number of demolitions has averaged around 35 per year. In the past ten years, the peak year for demolitions was previously in 2007 when 50 demolition permits were received.

As has been common in the last decade, most applications in 2013 were for single-family residences over fifty years old; however, the Commission also reviewed commercial/office and multi-family structures. 47 structures were 50 or more years old, and 13 were newer than 50 years. One demolition was a façade demolition/renovation in the downtown district (25 N. Ninth Street). The oldest structure was 3701 Mexico Gravel Road, c. 1880, which had been operating as Discovery Church.

Of the 47 potentially historic properties (50 years+), the HPC pursued action in several instances. The most common activity was to discuss alternatives with property owners and advise/assist with architectural salvage. Specific actions are listed by each property in Appendix A.

One property in 2013 had a historic designation, the Altis/Chandler House, at 1404 E. Broadway (c. 1905). The historic property record for this property is included in Appendix C. The HPC toured 1404 E. Broadway prior to demolition and noted which items, in particular carved woodwork, would be best to salvage. The property's foundation and overall condition was compromised, but highly desirable elements to salvage were identified. The property owner, Stephens College, indicated it would salvage and store the items.

The demolition notice review process and powers and duties of the HPC are detailed below and a list of the properties reviewed in 2013 is attached.

Demolition Permit Process:

As per §3303.7 of the City's Code of Ordinances, an application for a demolition permit is held by the Building and Site Development Division (BSDD) of Community Development for a maximum of

30 calendar days to allow for review by the HPC. When a demolition permit application is received by BSDD, a demolition notice is immediately forwarded to the HPC staff liaison. The staff liaison signs and dates the notice form and the thirty-day hold begins. So as to provide adequate time for review by the HPC, planning staff performs the following tasks immediately after receiving the demolition notice:

- 1) Demolition Application Notice & Notice Receipt forms are scanned;
- 2) The Boone County Assessor's property summary page is generated to indicate the property type, year built, owner, and other applicable information (and scanned to the file);
- 3) The property is mapped and checked against the City's historic preservation planning documents to determine if the property may be a "historic resource" (in a historic district or surveyed area, recognized as one of the City's Most Notable Properties, or recognized by the National Register of Historic Places);
- 4) A site visit is conducted, and pictures are taken if the structure is more than fifty years old (as per local and national recognition standards fifty years is the threshold for properties to be potentially significant);
- 5) The above documents and information is sent to each of the HP Commissioners within 24 hours of when the notice is received by the department. A map of the property is sent if it has the potential to be a historic resource (see criteria under task #3), or if staff feels the property will be difficult to find. Commissioners are encouraged to personally visit properties that are of interest or have the potential to be historically significant.
- 6) BSDD staff places a demolition notice sign in front of the property once notice of the application has been provided to the HPC staff liaison. The sign, which lists the Community Development Department's contact information, is displayed on the property for the duration of the thirty-day hold.

Powers and Duties of the Historic Preservation Commission:

According to §29-21.4, the HPC is authorized to:

- 1) Review and comment on applications for demolition permits referred to the commission by the building official pursuant to the Building Code of Columbia, Missouri;
- 2) Advise the property owner of any historical significance of the building to be demolished and recommend alternatives; and
- 3) Document historic resources to be demolished.

Notes:

- "Demolition" means removal of more than twenty-five percent (25%) of the exterior wall or walls facing a public street or removal of fifty percent (50%) of all exterior walls (§3303.7).
- "Historic Resource" means any structure that: 1) Is fifty (50) years old or older; or 2) Is located in a historic resources survey area; or 3) is within an actual or proposed National Register of Historic Places district; or 4) has been recognized or nominated by the Historic Preservation Commission as a "most notable property" (§3303.7).
- The fee for a permit for the demolition of a building or structure is: Residential - \$50.00, Commercial - \$100.00 (§108.2.2).
- A \$2,000 Cash Performance Bond is required for each demolition permit.
- Exceptions to the demolition ordinance, §3303.7:
 - 1) A building or structure that has been determined to be a public nuisance and dangerous to the health, safety or general welfare under the Property Maintenance Code of Columbia, Missouri.
 - 2) A building or structure that the City, before December 1, 2008, has authorized to be demolished.
 - 3) Interior demolition.

- 4) An accessory building or structure that is not contemporary with an historic resource.
- 5) A building or structure for which the State Historic Preservation Office, Department of Natural Resources, has completed a Section 106 review and returned a finding of no historic significance.
- 6) A building or structure that is subject to the certificate of appropriateness provisions of Sec. 29-21.4 of the Code of Ordinances, Columbia, MO.

Ordinances:

Historic Preservation Commission Powers and Duties, §29-21.4 D:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_29/21.4.html

Historic Preservation Commission Review of Demolition Permits, §3303.7:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_6/17.html

Demolition Permit Fees, §108.2.2, and Violation Penalties, §113.4:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_6/17.html

Appendix A: 2013 Demolition Notice Activity

#	Notice Date:	Property Address:	Year Built:*	Age:	Historic Designation .**	HPC Action/Notes:
1	01/08/13	105 Lynn Street	1938	75	N/A	Review
2	01/08/13	700 Oak Street	1920	93	N/A	Review
3	01/22/13	712 E. Business Loop 70	1970	43	N/A	Review
4	01/23/13	1101 N. 8th	1920	93	N/A	Review
5	01/24/13	2212 Chapel Hill	1950	63	N/A	Review
6	01/30/13	3407 Rock Quarry Road	1930	83	N/A	Review; examined water tower (no historic findings) per request of neighbors
7	02/07/13	25 N. 9th Street	1980	33	N/A	Review; façade replacement
8	02/15/13	500 Burnam Road	1924	89	N/A	Review: provided information on architectural salvage
9	02/19/13	1408 Paris Road	1900	113	N/A	Review
10	03/14/13	209 W. Ash	1975	38	N/A	Review
11	03/16/13	1601 Rangeline Street	1987	26	N/A	Review
12	03/18/13	104 Orr Street	1950	63	N/A	Review
13	03/18/13	1101 E. Walnut Street	1947	66	N/A	Review
14	04/04/13	4023-4317 Ponderosa Street	unknown; less than 50	***	N/A	Review
15	05/09/13	3600 Vawter School Road	1980	33	N/A	Review
16	05/10/13	113 E. Forest Avenue	1925	88	N/A	Review
17	05/10/13	201 E. Forest Avenue	1925	88	N/A	Review
18	05/10/13	600 Mary Street	1940	73	N/A	Review
19	05/20/13	3409 Southland Way	1958	55	N/A	Review
20	05/20/13	3415 Southland Way	1963	50	N/A	Review
21	05/20/13	3511 Rock Quarry Road	1966	47	N/A	Review
22	05/23/13	22 Dorsey Street	unknown; less than 50	***	N/A	Toured property and discussed salvage opportunities
23	05/23/13	20 Dorsey Street	unknown; more than 50	***	N/A	Toured property and discussed salvage opportunities
24	05/23/13	1507 E. Broadway	1965	48	N/A	Toured property and discussed salvage opportunities
25	05/23/13	1404 E. Broadway	1905	108	2007 Most Notable Property	Toured property and discussed salvage opportunities
26	05/23/13	8 Dorsey Street	1930	83	N/A	Toured property and discussed salvage opportunities
27	05/23/13	12 Dorsey Street	1930	83	N/A	Toured property and discussed salvage opportunities
28	05/23/13	1507 E. Walnut Street	1905	108	N/A	Toured property and discussed salvage opportunities
29	05/30/13	20 E. Worley	1963	50	N/A	Review
30	06/05/13	2711 Old Hwy 63 S.	1997	16	N/A	Review
31	06/25/13	1005 Wilkes Blvd.	1920	93	N/A	Review
32	06/27/13	4705 S. Scott Blvd.	1992	21	N/A	Review
33	07/12/13	711 W. Worley	1940	73	N/A	Review
34	07/26/13	15 Pershing Road	1950	63	N/A	Review
35	08/01/13	205 E. Business Loop 70	1959	54	N/A	Review
36	08/06/13	409 N. Providence	1966	47	N/A	Review

37	08/12/13	1800 Hillcrest Road	1960	53	N/A	Review
38	08/12/13	1804 Hillcrest Road	1960	53	N/A	Review
39	08/26/13	114 S. 9th Street	1920	93	N/A	Rome Restaurant: Worked with property owner on options/alternatives and technical assistance for architectural salvage
40	09/03/13	914 Walnut Court	1952	61	N/A	Review
41	09/03/13	2009 Mob Hill	unknown; more than 50	***	N/A	Review; discussed salvage with P&R
42	09/18/13	1411 Paris Road	1930	83	N/A	Review
43	09/19/13	3701 Mexico Gravel Road	1880	133	N/A	Review; discussed salvage and alternatives with owner
44	09/24/13	1322 Paris Road	1960	53	N/A	Review
45	10/15/13	1407 Richardson Street	1905	108	N/A	Review
46	10/17/13	1911 Business Loop 70 E.	1965	48	N/A	Review
47	10/31/13	408 Locust Street	1983	30	N/A	Review
48	11/06/13	1013 Crump Lane	1964	49	N/A	Review
49	11/13/13	210 Orr Street	1961	52	N/A	Review
50	11/19/13	1311 W. Broadway	1890	123	N/A	Review: discussed salvage and alternatives with owner (note: thought to be newer than 1890)
51	11/25/13	208 Ridgeway	1950	63	N/A	Review: Nuisance property
52	12/04/13	400 Conley Avenue	1925	88	N/A	Review
53	12/04/13	402 Conley Avenue	1925	88	N/A	Review
54	12/04/13	404 Conley Avenue	1925	88	N/A	Review
55	12/04/13	406 Conley Avenue	1930	83	N/A	Review
56	12/04/13	601 S. 5th Street	1930	83	N/A	Review
57	12/04/13	603-605 S. 5th Street	1930	83	N/A	Review
58	12/23/13	310 E. Brandon Road	1950	63	N/A	Review
59	12/30/13	1208 Lowe Street	1930	83	N/A	Review
60	12/31/13	606 N. 7th Street	1920	93	N/A	Review; demolition included rear ADU c. 1950

*Year Built: Estimate according to Boone County MO Assessor or City records

**Historic Designation: Indicates the building or structure is in a historic district, and/or is a landmark, and/or has otherwise been recognized as historically significant

Appendix B: Demolition Permit Application

DEMOLITION PERMIT APPLICATION

City of Columbia Community Development /
Building and Site Development Division
701 E. Broadway, Columbia, Missouri 65201
Phone: (573) 874-7474 Fax: (573) 874-7283 TTY: (573) 874-7251

For Office Use Only	
Permit No. _____	Permit Fee \$ _____
Copy of bond receipt attached. _____	
Applicable certificates attached. _____	
Notification to proceed given _____	Date _____

BUILDING ADDRESS:		PROPERTY ZONING:	PERMIT #
PROPERTY USE:	CONSTRUCTION TYPE:	LEGAL DESCRIPTION:	
CONTRACTOR:		BUILDING OWNER:	
ADDRESS:		ADDRESS:	
CITY, STATE, ZIP		CITY, STATE, ZIP	
TELEPHONE NUMBER:		TELEPHONE NUMBER:	
E-MAIL ADDRESS:		E-MAIL ADDRESS:	

NOTICE TO HISTORIC PRESERVATION COMMISSION – Intent to Demolish

To the best of your knowledge:			
Is the building or structure to be demolished more than fifty (50) years old?	<input type="radio"/>	Yes	<input type="radio"/>
Is the building or structure in a historic district, is it a landmark, or has it otherwise been recognized as historically significant?	<input type="radio"/>	Yes	<input type="radio"/>
Historic Preservation Commission & Liaison Notified:	Date		

Requirements for Demolition Permit

<input type="checkbox"/>	For occupancy other than one and two family, submit copies of written notice to adjoining property (lot) owners of intent to demolish building. To be delivered one week prior to commencement of work per IBC, Section 3307.1
Utilities disconnect certificates from the following service providers:	
<input type="checkbox"/>	Gas per IBC, Section 3303.6
<input type="checkbox"/>	Water per IBC, Section 3303.6
<input type="checkbox"/>	Electric per IBC, Section 3303.6
<input type="checkbox"/>	Results of sewer tap inspection by City Sewer Maintenance Division
<input type="checkbox"/>	Refundable cash bond of \$2000.00

I hereby acknowledge that I have read this application and state that the above is correct and I agree to comply with the city ordinances and state laws, regulating building demolition.

***Property Owner or Authorized Agent** – with submission of a complete demolition permit application notice will be given to the Historic Preservation Commission there is "Intent to Demolish"; thereafter, 30 calendar days are allowed for review before a demolition permit can be issued.

Property Owner or Authorized Agent Signature

Date

Appendix C: Recognized Historic Properties (Local or National Register)

City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

Property Name Chandler, Olive and Kennard, House

Address 1404 E. Broadway

Year Built: ca. 1905

Year of HPC Notable Designation: 2007

Other designations:

District name, if applicable:

Link(s):

Style: Late Victorian

Property Type: House

Architect (s):



Description and History

Tucked into the Stephens College campus is the last of what was originally a row of comparable houses that lined this part of the street. The highly intact frame house has a stone foundation, original weatherboards and simple Victorian embellishments such as polygonal window bays and dentil molding at the eaves. By the time it was built in the early 20th century, the popularity of Victorian styling was waning, soon to be replaced by more sedate lines of Classically inspired architecture. The simple massing and restrained ornamentation of this house reflects the new trend.

The house was built around 1905, probably for Kennard and Olive Chandler, and it was her home for at least 35 years. Mr. Chandler was one of Columbia's many early grocers. He operated a small grocery store at 26 South 9th Street about the time this house was built, and was still a self-employed grocer when recorded by the U. S. Census in 1910. He may have died a few years after that census record was made. A 1917 directory listed only Olive Chandler as the owner of this house, and the 1920 census shows that she was married to Dr. Stephen D. Smith by that time. They were living in this house, along with Smith's eighteen year old daughter, and Olive and Kennard Chandler's two children. The blended family occupied this house into the early 1940s or later.

The location would have been convenient for Dr. Smith. He had a downtown office in the Exchange National Bank office building a few blocks to the west, and may also have seen patients at the Boone County Hospital, just two blocks to the east.

Text by: Deb Sheals

Sources: U. S. Population Census Records; Columbia City Directories, on file at the State Historical Society of Missouri.

Date of Form: 12/30/2010